



Thursday, February 15, 2007

Back Print

**Zoning and Neighborhood Plan Amendments  
(Public Hearings and Possible Action)  
RECOMMENDATION FOR COUNCIL ACTION**

**ITEM No. 59**

**Subject:** C14H-06-0039 – A E and Wesie Spires House - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1500 Hardouin Avenue (Shoal Creek Watershed) from family residence (SF-3) district zoning to family residence-historic (SF-3-H) combining district zoning. Staff Recommendation: To grant family residence-historic (SF-3-H) combining district zoning. Historic Landmark Commission recommendation. To grant family residence-historic (SF-3-H) combining district zoning. Zoning and Platting Commission recommendation. To grant family residence-historic (SF-3-H) combining district zoning. Applicants' Lawrence and Dale Van Sickle City Staff. Steve Sadowsky, 974-6454.

**Additional Backup  
Material**

(click to open)

[Staff Report](#)

**For More Information:**

# ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-06-0039

HLC DATE:

November 27, 2006

ZAP DATE:

January 23, 2007

APPLICANT: Lawrence and Dale Van Sickle

HISTORIC NAME: Bryan and Wesie Spires House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1500 Hardouin Avenue

ZONING FROM: SF-3

TO: SF-3-H

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from single family (SF-3) district to single family – Historic (SF-3-H) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from single family (SF-3) district to single family – Historic (SF-3-H) combining district zoning. Vote: 6-0 (Arend, Leary, and Mather absent).

ZONING AND PLATTING COMMISSION ACTION: Recommended the proposed zoning change from single family (SF-3) district to single family – Historic (SF-3-H) combining district zoning. Vote: 8-0-1 (Pinelli absent; Baker abstaining).

DEPARTMENT COMMENTS: The A.B. and Wesie Spires House is outside the bounds of the Comprehensive Cultural Resources Survey (1984).

CITY COUNCIL DATE: February 15, 2007

ACTION:

ORDINANCE READINGS: 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Pemberton Heights Neighborhood Association

## BASIS FOR RECOMMENDATION:

The ca 1936 Bryan and Wesie Spires House is a unique example of Colonial Revival architecture designed by the local firm of C.H. Page and Son, and was the home of A.B. Spires, one of the city's most prominent businessmen, philanthropists, and community leaders.

**Architecture:**

Two-story rectangular-plan side-gabled brick house with Colonial Revival details, including 8:8 fenestration, a transom over the front door, which is recessed in an elaborate surround featuring pilasters and a flat pediment with reeded ornament.

The house was designed by C.H. Page and Son, local architects, who specialized in public buildings, such as the Travis County Courthouse, the Federal Courthouse, the Brown Building, and others. It is the only known example of a Colonial Revival-styled house designed by the firm.

Colonial Revival houses were the most popular house design style in the early to mid-20<sup>th</sup> century throughout the country. Colonial Revival was based upon the architecture of the American colonies, and symbolized pride in American history. Colonial Revival houses are generally side-gabled, with a symmetrical composition, multi-light windows, and decoration around the front door, including pilasters and pediments. The Spires House embodies all of the distinguishing characteristics of Colonial Revival design, and is especially noted for its recessed front door and elaborate pilaster- and pedimented ornamented entry.

The Spires House also features Austin's first dressing room/bath suite, and was one of the first to have walk-in closets, and built-in shelves and cabinets in several rooms and closets. The house reflects the high level of architectural design in the house.

**Historical Associations**

The house was built in 1936 for A. Bryan and Louise (Wesie) Spires. At the time he built this house, Spires was the owner of the Austin Goodyear Company, a business he purchased in 1927, and built into one of the largest concerns in the city. A. Bryan Spires (1897-1977) was born in DeWitt County, Texas in 1897 and moved to Austin in 1923 as a salesman for the Firestone Tire Company. The Austin Goodyear Company was a descendant of sorts of Miller's Eclipse Stables, one of the city's earliest businesses, specializing in carriages, feed, and baggage transfers. With the rise of automobile usage, Miller's Eclipse Stables became Miller Brothers Garage. Spires and Harry M. Berry purchased the business in 1927, and the next year, moved it to the southeast corner of 5<sup>th</sup> and Lavaca, which had previously housed a battery service company. Spires and Berry moved the business to 1<sup>st</sup> and Congress, where they had a new building constructed in 1931, specially designed for auto service. The company was open 24 hours a day, and continued to grow through the Depression and World War II, when Spires supplied tires and batteries to the U.S. military. The Austin Goodyear Company building was demolished in 1985 for construction of the Wells Fargo Bank building.

Spires operated Austin Goodyear until 1947, when he sold the business and became a vice-president and director of Austin National Bank. Spires was a member of the LCRA board from 1946 to 1966, a Chamber of Commerce president, and served on the boards of several civic and charitable organizations. Maggie Louise (Wesie) Spires (1906-1994), was born in Gonzales and married A.B. Spires on Christmas Day, 1926. Mrs. Spires was one of the founding members of the Settlement Home of Austin, and an active member of the Junior

League and the First United Methodist Church. The Spires family remained in this house until 1994, when it was sold to the current owners, Lawrence and Dale Van Sickle.

**PARCEL NO.:** 01150103060000

**LEGAL DESCRIPTION:** The East 50 feet of Lot 7, and the West 25 feet of Lot 8, Block 4, Pemberton Heights Section 1.

**ANNUAL TAX ABATEMENT:** \$12,441 (owner-occupied); city portion: \$2,032

**APPRAISED VALUE:** \$917,455

**PRESENT USE:** Residence

**CONDITION:** Excellent

**PRESENT OWNER**

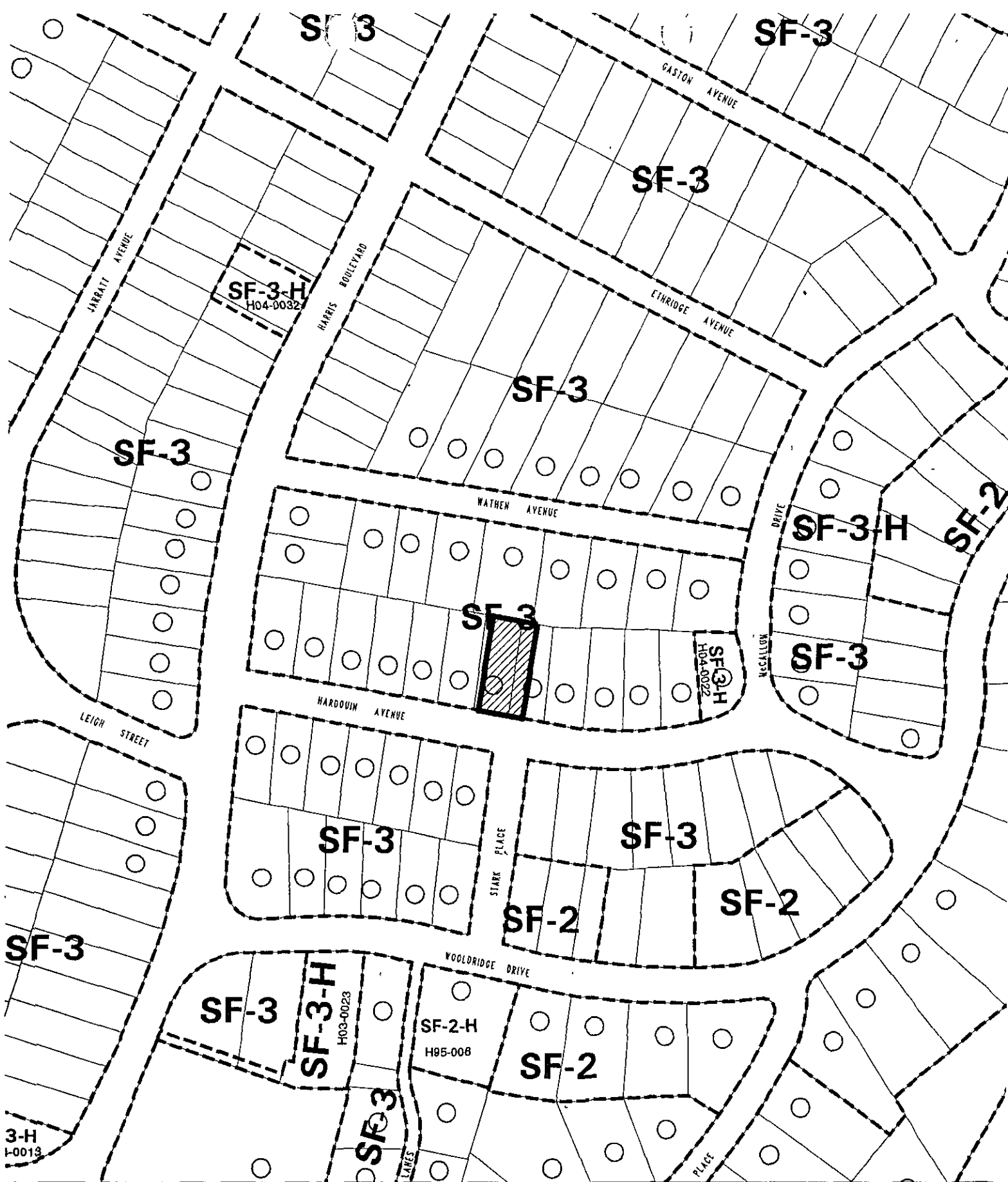
Lawrence C. and Dale Van Sickle  
1500 Hardouin Avenue  
Austin, Texas 78703




**DATE BUILT:** ca. 1936

**ALTERATIONS/ADDITIONS:** Rear terrace enclosed for a library, 1942; a nursery was added above the east porch; a workshop was added to the detached garage in the early 1960s.

**ORIGINAL OWNER(S):** A. Bryan and Louise (Wesie) Spires (1936

**OTHER HISTORICAL DESIGNATIONS:** Contributing to the Old West Austin National Register Historic District.



<div data-bbox="73 1837 154 1984"> </div> <div data-bbox="154 1837 552 1984"> <p><b>SUBJECT TRACT</b> </p> <p><b>PENDING CASE</b> </p> <p><b>ZONING BOUNDARY</b> </p> <p><b>CASE MGR: S. SADOWSKY</b></p> </div>	<div data-bbox="836 1858 1104 1890"> <p><b>HISTORIC ZONING</b></p> </div> <div data-bbox="568 1900 917 1942"> <p><b>CASE #:</b> C14H-06-0039</p> </div> <div data-bbox="568 1942 933 1984"> <p><b>ADDRESS:</b> 1500 HARDOUIN AVE</p> </div> <div data-bbox="568 1984 876 2026"> <p><b>SUBJECT AREA (acres):</b> N/A</p> </div> <div data-bbox="1063 1932 1209 1974"> <p><b>DATE:</b> 06-11</p> </div> <div data-bbox="1063 1984 1193 2026"> <p><b>INTLS:</b> SM</p> </div>	<div data-bbox="1421 1837 1567 1921"> <p><b>CITY GRID REFERENCE NUMBER</b></p> </div> <div data-bbox="1412 1932 1469 1974"> <p>H24</p> </div>
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Spires House  
1511 Hardouin Avenue

Ad

## A. APPLICATION FOR HISTORIC ZONING

### PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE	FILE NUMBER(S)
TENTATIVE HLC DATE	
TENTATIVE PC or ZAP DATE	
TENTATIVE CC DATE	CITY INITIATED: YES/NO
CASE MANAGER	ROLLBACK: YES/NO
APPLICATION ACCEPTED BY	

### BASIC PROJECT DATA:

1. OWNER'S NAME: Lawrence C. Van Sickle and Dale C. Van Sickle  
2. PROJECT NAME: SPIRES HOUSE  
3. PROJECT STREET ADDRESS (or Range): 1500 Hardouin Avenue, Austin, Texas  
ZIP 78703 COUNTY: Travis  
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:  
LOCATED \_\_\_\_\_ FRONTAGE FEET ALONG THE N S E W (CIRCLE ONE) SIDE OF  
\_\_\_\_\_ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS  
APPROXIMATELY \_\_\_\_\_ DISTANCE FROM ITS  
INTERSECTION WITH \_\_\_\_\_ CROSS STREET

### AREA TO BE REZONED:

4. ACRES \_\_\_\_\_ (OR) SQ.FT. 11,250

5. ZONING AND LAND USE INFORMATION:

EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
<u>SF-3</u>	<u>SFR</u>	_____	<u>11,250</u>	<u>SFR</u>	<u>SF-3-H</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

### RELATED CURRENT CASES:

6. ACTIVE ZONING CASE?	(YES / NO)	FILE NUMBER:	_____
7. RESTRICTIVE COVENANT?	(YES / NO)	FILE NUMBER:	_____
8. SUBDIVISION?	(YES / NO)	FILE NUMBER:	_____
9. SITE PLAN?	(YES / NO)	FILE NUMBER:	_____

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE. Name: First Section of Pemberton Heights Subdivision  
Block(s) East 50' of 7, and Lot(s) the West 25' Outlot(s) of Lot 8, Block 4  
Plat Book Volume 3 Page \_\_\_\_\_  
Number: 136

10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. VOLUME: 12275 PAGE: 01474 TAX PARCEL I D NO 114345

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? ☒ YES ☐ NO  
TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) National Register Historic District  
13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? ☒ YES ☐ NO  
14. IS A TIA REQUIRED? YES ☐ NO ☒ (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)  
TRIPS PER DAY \_\_\_\_\_  
TRAFFIC SERIAL ZONE(S) \_\_\_\_\_

OWNERSHIP TYPE:

15. ☐ SOLE ☒ COMMUNITY PROPERTY ☐ PARTNERSHIP ☐ CORPORATION ☐ TRUST

If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION  
SIGNATURE: Dave Van Sickle NAME: Lawrence C. and Dale Van Sickle  
FIRM NAME: \_\_\_\_\_ TELEPHONE NUMBER 512 478 3300  
STREET ADDRESS: 1500 Hardovin Avenue  
CITY: Austin STATE: Texas ZIP CODE 78703  
EMAIL ADDRESS: dor s @ s w bell . net

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION  
SIGNATURE: \_\_\_\_\_ NAME: \_\_\_\_\_  
FIRM NAME: \_\_\_\_\_ TELEPHONE NUMBER \_\_\_\_\_  
STREET ADDRESS \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_  
CONTACT PERSON: \_\_\_\_\_ TELEPHONE NUMBER \_\_\_\_\_  
EMAIL ADDRESS \_\_\_\_\_

DEPARTMENTAL USE ONLY: \_\_\_\_\_



## D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

### SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc, may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND  
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Dale Van Sickle 8-24-06  
Signature Date

Dale Van Sickle  
Name (Typed or Printed)

\_\_\_\_\_  
Firm (If applicable)

### INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND  
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Dale Van Sickle 8-24-06  
Signature Date

Dale Van Sickle  
Name (Typed or Printed)

\_\_\_\_\_  
Firm (If applicable)

## E. ACKNOWLEDGMENT FORM

concerning  
Subdivision Plat Notes, Deed Restrictions,  
Restrictive Covenants  
and / or  
Zoning Conditional Overlays

I, Dale Van Sickle have checked for subdivision plat notes, deed restrictions,

(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

1500 Hardouin Avenue

(Address or Legal Description)

Austin, Texas 78703

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.

Dale Van Sickle

(Applicant's signature)

8-26-06

(Date)

ACCOUNT NUMBER: 01-1501-0306-0000

PROPERTY OWNER:

VAN SICKLE LAWRENCE C & DALE  
DALE VAN SICKLE  
1500 HARDOUIN AVE  
AUSTIN, TX 78703-2519

PROPERTY DESCRIPTION:

E 50FT LOT 7 \* & W 25FT LOT 8 BLK 4  
PEMBERTON HEIGHTS SEC 1

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 1500 HARDOUIN AV

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2005	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	HOSPITAL DISTRICT	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2005 \$15,993.36

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2005 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 08/28/2006

Fee Paid: \$10.00

Nelda Wells Spears  
Tax Assessor-Collector

By: Nelda Wells Spears

## F.1 HISTORICAL DOCUMENTATION - DEED CHRONOLOGY

### Transaction

### Volume and Page

PATENT- Republic of Texas, signed  
by Mirabeau B. Lamar, to  
George W. Spear  
Legal. One league or 25,000,000 sq.  
vs. of land (see legal attached in  
abstract of title)  
Date. March 31, 1841  
Price. unstated

Book "A" Pages 286-287 Travis County

See abstract of title no 71952, July 25,  
1926, for Pemberton Heights  
Subdivision for additional  
transfers between 1841 and 1926,  
attached

The property was acquired in 1858 by Judge John W. Harris of Galveston, attorney general  
for Governor E.M. Pease, and husband of the daughter of Samuel Rhodes Fisher, one of the  
signers of the Texas Declaration of Independence. The land stayed in the Harris and Fisher  
families until it was developed.

Josephine Lucile Fisher and Husband to  
Austin Development Company  
Legal: 136.99 acres in the George W. Spear League,  
as described in attached abstract of title  
Date: December 2, 1926  
Price. 2,497 shares of capital stock of Austin  
Development Company, of the par value of \$100 each

Book 396, Pages 400-401, Travis County

Warwick F. Field, Receiver, to  
Pemberton Heights Company,  
Legal: Pemberton Heights property as described in  
the deed in the attached Abstract of Title no 39963,  
Gracy-Travis County Abstract Company  
Date: August 18, 1934  
Price. As part of judgment in court case cited in  
said deed

Volume 507, Pages 372-377, Travis County  
Deed Records

Pemberton Heights Company to  
A.B. Spires  
Legal: East 50 feet of Lot 7 and West 25 feet of Lot 8  
Block 4, Pemberton Heights  
Date: February 26, 1935

Volume 535, Page 241, Travis County Deed  
Records

Price For lot only \$1,500 (\$375 cash plus a promissory note in the amount of \$1,125)

A B. Spires, Jr , Individually, and as Independent  
Executor of the Estate of Wesie Spires, Deceased, and  
Carol Spires Brown, Individually, and as Independent  
Executor of the Estate of Wesie Spires, Deceased, to  
Lawrence C. Van Sickle and Dale Van Sickle

Volume 12275, Page 01474, Real  
Property Records of Travis County

Legal: East 50 feet of Lot 7 and West 25 feet of Lot 8  
Block 4, First Section of Pemberton Heights

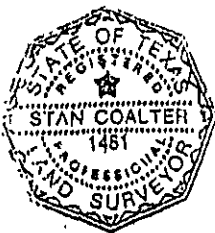
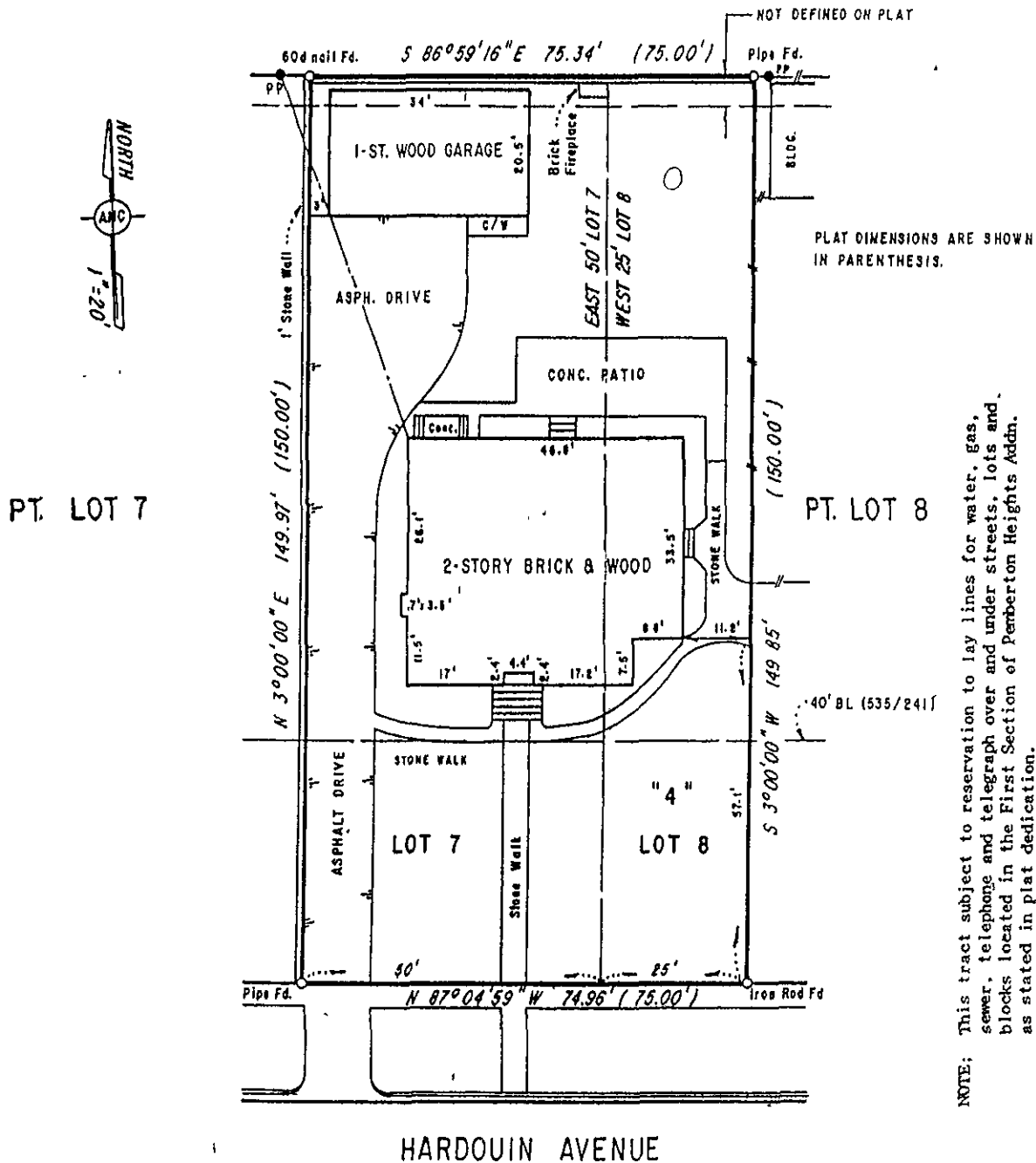
Subdivision

Date. September 19, 1994

Price. \$376,000.

# SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1500 HARDOUIN AVENUE in TRAVIS COUNTY Texas, described as follows. East 50' of Lot 7, and the West 25' Lot 8, Block "4" of FIRST SECTION OF PEMBERTON HEIGHTS ADDITION a subdivision in TRAVIS COUNTY Texas, according to the map of plat recorded in VOLUME 3, PAGE 136 of the PLAT Records of TRAVIS County, Texas



## FLOOD NOTE

The property described hereon IS NOT within a Special Flood Hazard Area as determined by the Federal Insurance Administration, Department of Housing and Urban Development; the flood hazard area being identified on F.I.R.M. Panel No. 480624 0205 E effective 6-16-93

## SURVEYORS CERTIFICATE

The plat shown hereon is a true, correct and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the

TO: Title Agency of Austin, Fidelity National Title, Buyer and Lienholder.

ZONE X (Area determined to be outside the 500 Year Flood Plain.)

Mr. & Mrs. A. B. Spireb

1500 Hardouin Avenue

158

4

8

Pemberton Heights

Residence & garage

177 - 12/3/36

11

A. B. Spires 1500 Hordoun Ave,  
158 W. 50' of 7 & E 25' of 8 4

Pemberton Heights Sec. 1

Frame Addition to side of Acces. Bldg.

82083 11-29-61 600.00

Lake Const. Co. None

ENLARGE STORAGE ROOM



## *THE SPIRES HOUSE*

A significant legacy:

### Austin Goodyear Company:

Built 1936 and occupied by A. Bryan Spires, owner and operator of one of Austin's oldest locally owned Congress Avenue businesses, Austin Goodyear Company, formerly located at 1<sup>st</sup> and Congress (current site of Wells Fargo Bank).

Austin Goodyear Company, one of Austin's first businesses to be open 24 hours a day, was awarded contracts with the U.S. government during World War II and in peacetime to supply tires and batteries to the military.

Austin Goodyear Company traces its origins to J.T. Miller & Sons Stables, livery and sale stable, established in 1855, at Bois d' Arc Street (nka 7<sup>th</sup> Street) between Congress Avenue and Brazos Street across from Driskill Hotel, now the site of the Perry-Brooks Building.

Later called Monroe's Eclipse Stables, 1891, proprietor Monroe Miller, undertaker and embalmer, offered omnibus and baggage transfers to and from all trains, fine carriages and light livery, sales and feed, boarding at 108-116 East 7<sup>th</sup>, at the same location.

Monroe Miller's Eclipse Stables, with the advent of automobiles, later became known in 1918 as Miller Brothers' Garage, which was a parking garage, service station and accessories business. The site is still used as a parking garage today. Then a portion of

this space became Austin Goodyear Company in 1924. Harold M. Berry and A. Brian Spires purchased the Austin Goodyear Company business in 1927 at this location.

Austin Goodyear Company moved to 5<sup>th</sup> and Lavaca in 1928, currently the site of Antone's nightclub, before moving to 1<sup>st</sup> and Congress in 1931.

Architect: C.H. Page & Son, Architects

C.H. Page & Son, Architects, partnership of Charles Page, Sr., and Charles (Charlie) Page, Jr., of the Page Family Architectural Dynasty, Texas' most prolific and enduring architectural practice.

C.H. Page & Son, Architects, was a state leader in the design of public buildings such as Federal Courthouse in Austin, art deco Travis County Courthouse, Capitol Building Centennial Floor (mosaic) and extensive repairs and renovations over a period of years, American-Statesman Building, Brown Building, U.T. Petroleum Production engineering Building, U.T. Chemical engineering Building, Normandie Arms Apartment Building, numerous courthouses and schools throughout Texas, and many others, many of which have been listed in the National Register of Historic Places (see additional projects on list attached).

1886: Page Dynasty started with Christopher Henry Page, London, England, immigrant to Austin who worked as a stonemason on the construction of the Texas State Capitol Building.

1898: Dynasty continued through his son Charles Henry Page,

who established his own practice, then later with his brother Louis founded the firm of C.H. Page and Brother.

1934-1957: After Louis Page, Sr., died in 1934, Charles Page, Sr., continued the Page heritage in Texas, with his son, C.H. Page, Jr., joining him and then in 1936 becoming partner in their firm of C.H. Page & Son, Architects.

Only known example of American Colonial Revival style by C.H. Page & Son.

One of a small number of residences designed by this primarily public project architectural firm of C.H. Page & Son.

The firm of C.H. Page & Son, Architects, has no residence with historic designation or historic zoning.

Intact and well preserved interior and exterior, with one owner prior to current owner.

Located in Pemberton Heights Section 1, in a National Register Historic District, which is the first automobile suburb in Austin.

Retains a high degree of architectural integrity.

Representative example of a suburban Pemberton house built by a successful and influential Austin businessman, civic and community leader of the 1930's, embodying the American Colonial Revival style popular in that period.

Austin's first dressing room/bath suite, as original owner Mrs. Wesie Spires told her daughter Carol over the years.

Innovative built-in's and walk-in closets – among the first in Austin.

Features strong Georgian Revival style, a subgenre of American Colonial Revival style, and is an excellent example of this style:

- Symmetrical façade and composition enriched with classical detail

- Accentuated paneled front door, centered with transom windows above capped by a Doric entablature: a plain crowning cornice, a frieze of with alternating triglyphs and metopes, a plain architrave, supported by decorative fluted pilasters

- George III Adam style mantle with paired pilasters under entablature, with marble fireplace surround

- Federal style 180-degree spiral staircase with mahogany railing beautifully fitted and wooden painted banisters spaced two per step

- Original double-hung windows with 6 or 8 panes per sash, separated by wooden muntins

- Side-gabled roof

- Original doors, floors, and most fixtures

- Chimneys on both ends of the house, one of which is non-functioning, serving as roof line ornamentation and balance

Built during the Great Depression, with high degree of craftsmanship.

Beautiful and classically dignified structure of architectural

significance in a refined setting.

Endangered area due to significant and inappropriate remodelings, rendering many houses non-historic, as well as demolitions.

American Colonial formal landscape design reviewed and approved by Colonial Williamsburg Foundation historic landscape architect in Williamsburg.

Owners willing to further legally preserve this historic house above and beyond current historic preservation restrictions, with protective covenants, which may lead to additional historic property owners adding protective covenants.

1500 HARDOUN AVENUE

1949 snow



Wesie  
Spies on  
left.

1943

Carol  
Spies'  
Birthday

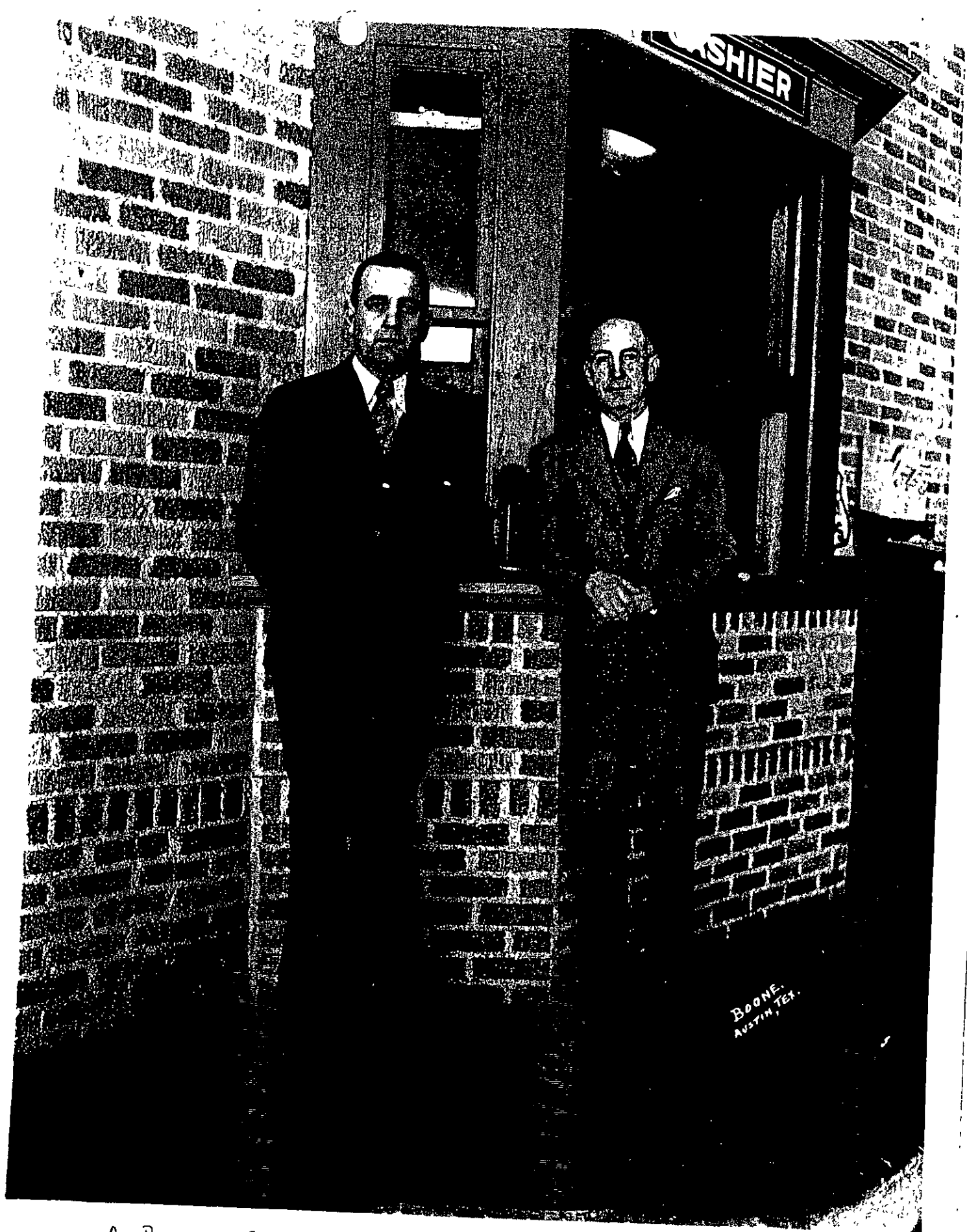


COINCE Family 1947 Living Room









A. Bryan Spires, President

Harry M. Berry

But she will bring a...  
 saddle valued at \$100 over...  
 years old. It was presented in...  
 in Fleming N. M. by an old friend...  
 J. D. Williams. The leather...  
 dressed by Chief there in a...  
 including saddles and...  
 hand-tooled made in a...  
 near Fleming where...  
 made his famous last start

### San Saba Personality

Special to Dallas American States  
**SAN SABA** Aug 27—A...  
 composed of F. A. Linforth, Bu...  
 Morrison and Charles Henry...  
 returned from a fishing trip...  
 South Texas.

Mr. and Mrs. L. Jordan of Rio...  
 visited her parents, Mr. and Mrs...  
 W. Patterson, the last of the we...  
 Mrs. Tom McDaniel and his...  
 daughter, Ann Lee, of Conway...  
 who with Mrs. S. L. Schumbe...  
 family are visiting with Mrs. An...  
 Aughart and other relatives, w...  
 return to their home Sunday.

Howard Cook of Austin was...  
 week-end guest in the M. F. M...  
 can home.

## BE LOVELY... BE ALLURING



There's a w...  
 of helping...  
 natural "flak...  
 off" of the ou...  
 skin layers (v...  
 visible to ey...  
 Use Black & White Bleach...  
 Cream. It he...

you to fairer—lighter skin, by h...  
 izing the natural "flaking o...

Thousands of women with d...  
 rough skin from wind and sun...  
 it. Also aids in removing bla...  
 heads and acts as antiseptic d...  
 ring for pimples and blemishes...  
 to external causes.

Get Black and White Bleach...  
 Cream today—Money back if...  
 satisfied. 50c, 30c. Trial size, 10c...  
 at drug and toilet goods counte...

...of storage problem be solved.

# AUSTIN

## FIREPROOF WAREHOUSE CO.

400 East  
Third

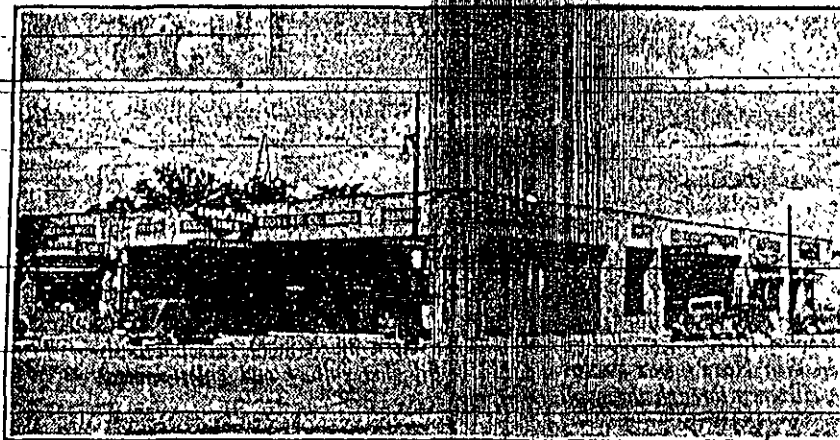
LEWIS O. WALLIN, Mgr.

Trained Employees  
New Van Equipment

...at Ruda.  
 Mr. and Mrs. C. C. Johnson and...  
 daughter, Bertha Rust, and...  
 Mr. and Mrs. W. E. Woodall and...  
 Edward Lee, of Austin were...  
 week-end visitors in the home of...  
 Mrs. M. E. Johnson.  
 The Rev. and Mrs. O. A. Meddler...  
 of Arizona were recent guests...  
 in the home of Mr. and Mrs. L. O...  
 Miller.  
 Minor and John Sailerwhite have...  
 returned to their home in Oklaho...  
 after a few days' visit here in...  
 the L. O. Miller home. Mrs. M. S...  
 Sailerwhite and little daughter, Mary...  
 Virginia, remained here for an ex...  
 tended visit with her parents.



## Legionnaires Welcome To 1st St. and Congress



1st and Congress Ave.

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COOL, DELIGHTFUL VACATION  
**Cruise to  
NEW YORK**  
 A DAY AT MIAMI EN ROUTE

Wednesday  
 away—aboard one...  
 sole and Algonquin...  
 and times. Outdoor...  
 sports, tennis, and

**ALLAS**  
 by both ways, b...  
 rail to and from...  
 ton... \$103.25  
 once steamer #63

aboard ship

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 t. or Travel Agt.

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From Galveston  
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Including 2 visits at Miami  
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### TAKE YOUR CAR—

Low rates  
 when accompanied

...old-time songs and...  
 sung with Mrs. C...  
 the piano.  
 Mrs. Della Mac...  
 house guest, Miss J...  
 Austin, with a bre...  
 nesday afternoon.  
 Included Misses Cla...  
 Trilly Moss, La (P...  
 zis - Buttery, Miss...  
 Marjorie Moss, L...  
 Marjorie Vest, A...  
 Louise Moss, Rosal...  
 Alice Parkhill and...  
 yers' Medaimes All...  
 Pampa, Royce Jack...  
 Donop

The Young Matri...  
 circle met Tuesday...  
 Methodist church. M...  
 was in charge of...  
 Mr. and Mrs. E...  
 have returned from...  
 moon and are at...  
 friends in Llano

Mrs. Elta B. Harr...  
 son in Chicago.  
 Mrs. Olney Moss...  
 Chickasha, Okla...  
 parents, Mr. and M...  
 lace.

Mr. and Mrs. C...  
 children have return...  
 tion trip to Corpus...  
 cr points.

Mrs. Alfred G...  
 is visiting her mot...  
 Avery.

Mrs. Raymond R...  
 ter and Miss Lou...  
 Dublin have been...  
 parents, Mr. and M...  
 art.

Miss Linda Fay...  
 relatives in San An...  
 Mrs. H. J. Hoerster...  
 relatives in Mason...  
 week with her w...  
 Oatman, Jr., and b...  
 C. Dacheau and d...

Mr. and Mrs. Leo...  
 turned home from...  
 stay in Alice.

Mrs. E. W. Tarre...  
 the home of her...  
 Irby Davis, in Harl...

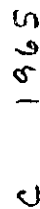
Mr. and Mrs. Joe...  
 of Austin are gue...  
 ents, Mr. and Mrs...

Miss Joan Willia...  
 turned home Thurs...  
 here with Mrs. De...

Manchaca J...

Special to Sunday Am...  
**MANCHACA**, Au...  
 Mrs. M. Henry of...  
 Mrs. J. N. Young of...  
 Mrs. J. W. Peeler of...  
 Mrs. W. Deane is...  
 her son, Claude De...  
 at Brackenridge ho...  
 Mr. and Mrs. Sw...  
 Houston were weel...  
 Mr. and Mrs. H. B...  
 Mr. and Mrs. E...  
 Mrs. W. D. Jones...  
 Mrs. B. B. Thigp...  
 from a visit with...  
 Mrs. Dick Lovett, in...  
 Mrs. R. G. Gault,  
 Selbert and Leno...  
 turned from a vac...  
 Houston and Galve...  
 Mr. and Mrs. J...  
 and family visited...  
 and Mrs. T. F. Blac...  
 Mr. and Mrs. Eve...  
 tied her mother, Mr...  
 Tuesday.

8-28-1938





## LCRA NEWS

Vol. V

No. 11

December 1948

Issued monthly at the General Offices of The  
Lower Colorado River Authority in Austin,  
Texas.

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Dam; Lillian Webb, San Marcos; Vivian  
Handy, San Saba



## Your LCRA Family

# A. B. SPIRES

Secretary, Board of Directors



A man who can't stay retired from business life is A. B. Spires of Austin, member of Board of Directors since January, 1946, and presently serving as secretary.

Better known as plain Bryan Spires, he left a successful retail tire business a year ago with every intention of retiring from active business activity and enjoying life while he was still young enough to do so.

But it didn't take long before the magnet of commercial activity—or, as some of his Austin friends say, it was the mid-morning Congress Avenue coffee club that did it—to draw him back into business.

Mr. Spires is now vice president of the Austin National Bank and one of the four bankers on the Board.

Heavy-set, balding, Spires has been a resident of the Capitol City for 23 years and during all of them he has been a leading worker for the good of the community.

He was born of pioneer Texas stock on a farm in DeWitt County near Cuero on December 19, 1897

At the age of 3, his family moved to Goliad where he remained until young manhood. He was educated in the Goliad Public Schools and was graduated from Waldens Business College in Cuero.

He worked in Sugarland for three years, Houston, two, and San Antonio, two, before moving to Austin. In Houston he entered the tire business, a line of activity he followed for 26 years.

He built the Austin Goodyear Company, of which he was president, into one of the leading independent retail tire and service businesses in the state.

In 1940, in recognition of his leadership in business and community activities, his fellow-citizens elected him president of the Austin Chamber of Commerce. He has also served as president of the Austin Lions Club.

In 1943 he served as a member of the Resolutions Committee of the U. S. Chamber of Commerce in Washington and New York.

Mr. Spires is married to the former Westie Brenner, daughter of a well-known Gonzales druggist. The Spires have two children, Bryan Jr., aged 20, a pre-med student at the University of Texas, and Carol, 9.

Mr. Spires can spin a yarn with the best of them, and usually manages to keep his friends in a jolly frame of mind when he has the opportunity.

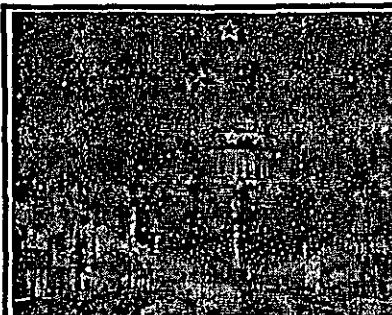
An ardent fisherman and hunter, he keeps the ruddy complexion of the out-of-doors man in spite of his inside work. A good shot and a capable handler of the rod and reel, his game bag is usually full when he returns to town.

In between hunting and fishing trips, he keeps in trim with an occasional golf match.

## THE COVER . . .

Nowhere in Texas can the warmth and light of the Holiday Season be so well illustrated as on Congress Avenue in the Capitol City. The canopy of gay lights draping the street make a colorful path to the State Capitol Building and its huge illuminated star.

(Photo by Neal Douglas)



598370-1002.19

# Spires Named Austin National Vice President

Businessman, Civic  
Leader To Assume  
Job Early in '48

The election of A. S. Spires, prominent Austin businessman and civic leader, as vice president of the Austin National Bank was announced Wednesday by William H. Folts, president. Spires will enter his duties as an active official of that bank shortly after the first of the year.

A native Texan, Spires moved to Austin in 1923, making this city home and headquarters for a nationally known tire manufacturer. In 1927 he established his own business, the Austin Goodyear Company, which he owned jointly with the late Harry M. Berry and solely since January, 1944. Nov. 1, Spires disposed of his ownership of the firm. He will continue to be actively associated with it until Jan. 1. Spires plans a short vacation before assuming his duties as an active vice president of the bank.

## Past CC President

Active in civic affairs since becoming a resident of Austin, Spires is a past president of the Austin Chamber of Commerce and is a member of its advisory committee. Now, for seven years, he served the Chamber of Commerce as chairman of its military affairs bureau and was instrumental in bringing a number of military installations to this section. He is a director of the Lower Colorado River Authority and also serves on the Board of Directors of St. David's Hospital. He is a member of the Austin Lions Club and a former president of that organization. He is a member of the First Methodist Church. Mr. and Mrs. Spires and their two children live at 1500 Hardouin.

## High Esteem Cited

Folts said: "We are mighty happy to have Mr. Spires as an officer of this bank. I know of no one in this community who is held in higher esteem by the people of Austin. As a successful businessman and civic leader for many years, Mr. Spires brings us a wealth of business experience and an intimate knowledge of this community that will be invaluable to the bank and our clientele."

SPIRES RESIGNS AS  
AMERICAN DIRECTOR

AS BROS. PRESS 5000 1-24-77  
**A. Bryan Spires,**  
**civic leader, dies**

A Bryan Spires, civic leader and former vice president and director of Austin National Bank, died here Saturday. He was 79 Spires, who Austin National president Leon Stone said "exemplified what a bank officer should be," started at the bank as a loan officer and director in 1947, and was named vice president the next year. He retired Dec. 31, 1967.

A past president of the Austin Chamber of Commerce and the Lions Club, Spires was active in numerous civic organizations. He was a member of the board of trustees which helped plan St. David's Community Hospital and had served on the board of the Lower Colorado River Authority. He had been active in the United Fund, Texas Rehabilitation Center, Gonzales Warm Springs Foundation and the First Methodist Church.

Survivors include his widow, Mrs. A. Bryan (Wesie) Spires, Austin, son, Dr. A. Bryan Spires, Austin, daughter, Mrs. George B. (Carol) Brown, Houston; brother, Gene Spires, San Antonio; seven grandchildren.

Services were today at Weed-Corley Rev. Jack D. Heacock, pastor of First Methodist, officiated. Burial was in Austin Memorial Park.



**Maggie Louise**

**"Wesie" Spires (Mrs. A.B.)**

Maggie Louise "Wesie" Spires (Mrs. A.B.) died Monday, August 22, 1994 after an extended illness. Wesie was born June 2, 1906, in Gonzales, Texas, to Ida Cox and Louis Charles Brenner, the youngest of six children.

She was a graduate of Kidd-Key Conservatory in Sherman, Texas, and attended the University of Texas at Austin.

On December 25, 1926, she married Albert Bryan Spires who preceded her in death in 1977. She also was preceded in death by a son, Milton Louis Spires.

She is survived by a son, Dr. A. Bryan Spires, Jr. of Austin and a daughter, Carol (Mrs. George) Brown of Dallas; seven grandchildren and eight great-grandchildren, numerous nieces and nephews and many cherished friends. In addition, she is survived by her loyal friend and housekeeper of forty years, Miss Frances Vrana, and by loving friend Lewis Hamby.

Wesie was an active and faithful member of the First United Methodist Church from 1927 when she moved to Austin until her death, and took care of the flowers for the altar for over thirty years. She helped found the W.S.C.S. of the church. Other organizations to which Wesie gave her time and love included The Settlement Club and The Junior League of Austin.

Services are scheduled Friday at 11:00 AM at Weed-Corley Funeral Home with Reverend John McMullen, Reverend Bruno Schmidt, long-time acquaintance and assisted by the Reverend John Dunham of Grace Episcopal Church of Llano officiating, also participating are Reverend Jim Bethel and Reverend Malcolm Riker.

Interment will follow at Austin Memorial Park Cemetery. Pallbearers and honorary pallbearers will be her grandchildren and nephews. The family will receive friends at Wesie's home following the services.

Contributions may be made in Wesie's memory to The Settlement Home, 1600 Peyton Gin Road, Austin, Texas 78758.

Arrangements by Weed-Corley Funeral Home, 3125 N. Lamar, 452-8811.

Bernadine Tharn 8/24/94

Charles Sutton Page  
1106 West 6<sup>th</sup> Street Ste. 206  
Austin, Texas 78703  
P: 512-477-7247  
F. 512-477-8152  
e-mail: [charles@austinairbalancing.com](mailto:charles@austinairbalancing.com)

Date: 10/24/06  
To: City of Austin  
Historic Landmark and Planning Commission  
From: Charles S. Page  
Subject: Historic Zoning for 1500 Hardouin Ave.  
Page-Spires House

I am very pleased to write this letter in support of the application for historic landmark zoning designation for 1500 Hardouin Avenue.

I am the great-grandson of C.H. Page Sr. and grandson of Charlie Page Jr. Due to my innate interest in architecture history, I became the Page family archivist and have invested a great amount of time and energy researching the Page family architectural legacy. Over the last several years I have collected an extensive database on C H. Page Jr, Page Brothers, and C.H. Page & Son dating from 1892-1960. I am currently working on building a website to promote not only their significant contributions to Austin Architecture in general, but to architectural preservation in particular

My research over the last several years indicates that this property is a rare and intact example of American Colonial Revival architecture designed by the firm during the depression. I believe the Page-Spires house is a worthy candidate for historic preservation.

Sincerely,

  
Charles S Page



PEMBERTON HEIGHTS  
NEIGHBORHOOD ASSOCIATION  
P.O. Box 50388 ♦ Austin, TX 78763-0388

October 25, 2006

Historic Landmark Commission  
c/o Mr. Steve Sadowsky  
Historic Preservation Officer  
City of Austin  
505 Barton Springs Road, 5th Floor  
Austin, TX 78704

Re: Historic Zoning application for 1500 Hardouin

Dear Chairperson Limbacher and Commissioners:

I write to inform you that the Pemberton Heights Neighborhood Association board voted to support the Historic Zoning application for the Spires House, 1500 Hardouin, located in the Pemberton Heights neighborhood.

We note that this 1936 home is an attractive and intact example of Colonial Revival residential architectural designed by the renowned Austin firm founded by Charles H. Page. We were also interested to learn of the home's connection with the longstanding Austin Goodyear Company. This home is located in an area along Hardouin that is notable for its series of historically interesting homes: 1400 Hardouin (Max Starcke home), 1402 Hardouin (Sauer house), and 1406 Hardouin (Streamline Moderne house built by A. Bryan Spires' cousin). We believe that the continued preservation of 1500 Hardouin would be a significant contribution to the architectural and historic identity of the City.

Sincerely,

Elizabeth Cash  
Secretary

cc: Ms. Dale van Sickle, Owner



James Christianson  
Attorney at Law  
Certified Public Accountant

1520 Windsor Road  
Austin, Texas 78703

(512) 477-3448

October 25, 2006

Members of the Historic Landmark Commission  
City Historic Preservation Office  
City of Austin  
Austin, Texas

Dear Members of the Historic Landmark Commission:

You will soon consider for historic zoning the Spires House. I highly recommend this house at 1500 Hardouin Avenue as worthy of designation as a City of Austin Historic Landmark.

Why should you vote for its designation? The Spires House is significant because it is one of the few houses built by the outstanding and prolific Texas firm of C. H. Page & Son, Architects, which has left its imprint not only on the city of Austin through many public buildings, but also over the state of Texas through many courthouses, public schools, universities, and public buildings. The Spires House itself is an excellent example of Georgian Colonial Revival style of architecture, is intact and retains a high degree of architectural integrity. It is almost unaltered from its original construction.

Additionally, A. Bryan Spires and his wife Wesie were prominent members of the Austin business and civic community. The old Congress Avenue business of Austin Goodyear Company was owned and built by A. Bryan Spires. They built this business into one of the largest in Central Texas. He served on the board of Austin National Bank and a director of LCRA. They were both influential civic leaders who contributed much to our city. They built and raised their family in this house. Both he and his wife were active members of First Methodist church in Austin.

The historic and architectural significance of this house make it worthy of being designated as an Austin landmark. This pre-World War II era of beautifully crafted revival-style houses is truly gone forever and should be preserved for our aesthetic and historic heritage.

I have served as president for 6 years and am still an active member of the Board of Directors of the Old Enfield Homeowner's Association. Since the Old Enfield Board has a policy of writing letters of recommendation only for historic zoning cases that are within Old Enfield subdivision, I am writing this letter in an individual capacity. As a former board member of the City of Austin Historic Landmark Commission, I have a special appreciation for the efforts of a homeowner in a National Register Historic District to preserve this architectural treasure for the benefit of our city.

Yours truly,

James (Jim) Christianson